



Staff Report

HPB-22-001

Owner/Applicant:	J&D West Palm Beach FL Properties LLC / Jesse Gates ("Applicant")
Address:	414 Greenbriar Drive ("Property")
Current Zoning:	R-1
FLUM land use category:	Single Family
Existing uses on site:	Single Family Residential and Accessory Outbuilding
Photos of Structure:	See Exhibit "C"
Historic Property Survey 1999:	c. 1924, Bungalow Style

SUMMARY OF NEW REQUEST AND BACKGROUND INFORMATION:

The Applicant's property at 414 Greenbriar was historically designated by the Town's Historic Preservation Board on October 4, 1999. The property, constructed in 1924, is indicative of the Bungalow style common in the early Kelsey City Era, circa the 1920s. Some features of this style include low-pitched gable roofs, wood windows, wide eaves, and exposed rafters.

According to the Historic Structure Form from 9/7/1999, the accessory outbuilding, which is the primary subject of this special certificate of appropriateness request, is noted as sharing a similar aesthetic vernacular with the primary home and is covered by the 1999 historic designation.

For this special certificate of appropriateness request, the Applicant is seeking approval to make several exterior modifications to their outbuilding. These include replacing damaged exterior wood siding with hardie plank lap siding, which will match the outbuilding's existing materials. Additionally, the Applicant is proposing to repair and replace damaged exterior bearing walls, modify the location and width of windows, add tie downs to the roof to meet hurricane code compliance, remove all existing damaged windows and doors and replace them, and repaint the outbuilding and the main home the Sherwin Williams Moonlit Orchid paint color. These changes are illustrated under the Exhibits section below.

These modifications are proposed because the outbuilding has fallen into severe disrepair and has become structurally unsound according to the Applicant's consultant, Architectural Consultants Inc (ACI). The Applicant has provided photo documentation in their submittal materials that the exterior wood siding is showing signs of visible rot and termite damage. The wooden trim around the existing windows has also succumbed to rot, along with the existing doors. The photographs depicting the inside of the outbuilding show that the interior has been gutted, revealing more rot and termite damage amongst the structural supports and wall frames.

Note that while the Applicant has provided full plans detailing their intent to renovate the interior of the accessory structure and make improvements to its structural integrity such as bearing wall replacements and hurricane tie downs, **the special certificate of appropriateness review is concerned exclusively with exterior features affecting the historic character.**



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EXHIBIT B – Before and After Outbuilding Floorplan

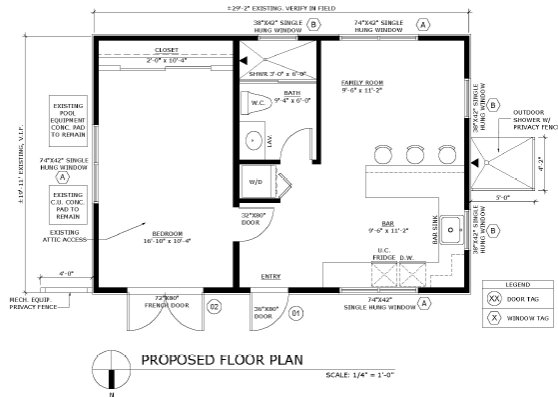
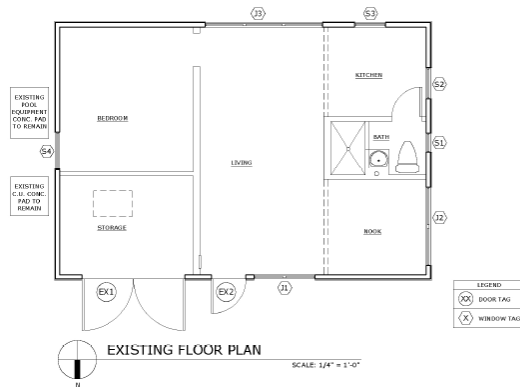


EXHIBIT C – Before and After Main Home Repainting





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Exhibit D – Existing Conditions – Main Home



Exhibit E – Existing Conditions – Outbuilding



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



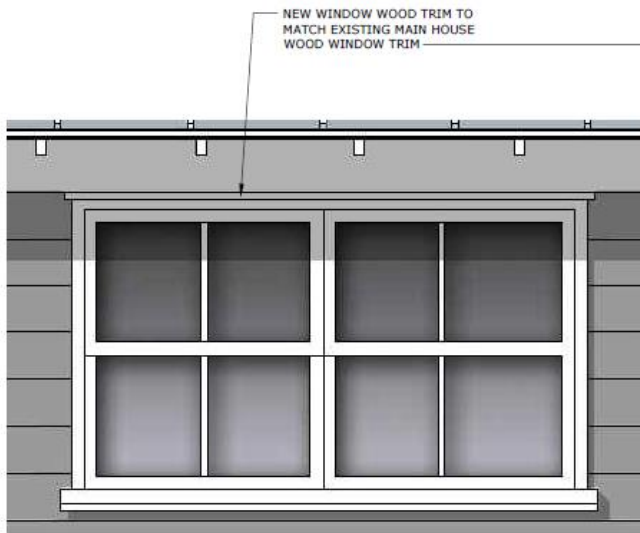
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Exhibit F - New Siding



PROPOSED EXTERIOR SIDING
COLOR - SW9153 MOONLIT ORCHID

Exhibit G - New Window Trim



PROPOSED WINDOW WOOD TRIM

NOTE: ALL NEW WINDOWS AND DOOR TO MATCH EXISTING MAIN HOUSE WINDOW WOOD TRIM.



EXISTING MAIN HOUSE
WINDOW WOOD TRIM



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APPLICABLE GUIDELINES:

Town Code Section 66-10(a) states that an application for a certificate of appropriateness is required to erect, alter, restore, renovate, excavate, move or demolish any structure, building or site that is historically designated.

Town Code Section 66-10(c) states that the Town has adopted the Secretary of Interior's Standards of Rehabilitation, which are guidelines on which applications for any certificate of appropriateness are to be measured and evaluated.

Town Code Section 66-10(e) states that any alteration to buildings or sites other than ordinary maintenance must apply for a Special Certificate of Appropriateness.

ANALYSIS AND STAFF DETERMINATION

This project has been reviewed by Town Staff for compliance with the standards the Town Code. This review included an assessment of the proposed uses in the accessory outbuilding; these are in conformity with the allowances of the R-1 single family district, which prohibits cooking facilities per 78-64 (1) a. The Applicant's proposal for a bar room including a sink, dishwasher, and refrigerator is not in violation of this provision. Additionally, per 78-64 (1) a., staff contemplated the proposed modifications' compatibility with the existing structure. Staff assessed the proposal favorably in this regard due to the proposed repainting and complimentary window trim design.

The Town's Historic Architectural Consultant, REG Architects, was retained for their expertise in historic renovations and provided the Town an assessment of the historic impacts of the proposed materials and alterations for compliance with the Town's historic preservation code as well as the Secretary of the Interior's Standards for Rehabilitation. They noted standards 1-4 were applicable to this review, which are:

1. A property will be used as it was historically or be given a new user that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.



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The consultant generally found the proposal to meet the applicable conditions; for additional details, please refer to REG's report. Where concerns were noted, REG's report suggested specific mitigation measures to be taken, which the Applicant addressed where possible. Particularly, REG noted that the proposed window trim material should match the existing wood material and windows should be single-hung or double-hung or casement windows. These changes were made in advance of this hearing and are reflected in the submitted plan sets. Finally, two conditions of procedure were recommended and deemed applicable, which have been included in the approving resolution and are as follows:

1. All work shall be subject to staff review during permitting and inspection during construction.
2. All work to the subject property's existing buildings shall comply with The Secretary of Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings.

Staff concludes the requested actions are consistent with the Land Development Code and the Secretary of the Interior's Standards and recommends **APPROVAL** with conditions.